



City of El Paso – City Plan Commission Staff Report

Case No: SUSU12-00085 Mesquite Hills Unit Five
Application Type: Extension Request to complete improvements
CPC Hearing Date: October 4, 2012

Staff Planner: Nathaniel Baker, (915) 541-4931, BakerNT@elpasotexas.gov
Location: West of Dyer Street and South of Patriot Freeway
Legal Description Acreage: 29.81 acres
Rep District: 4
Existing Use: Vacant
Existing Zoning: R-5/c (Residential/condition) & C-4/c (Commercial/condition)
Proposed Zoning: N/A

Nearest Park: Mesquite Hills Unit Five Park
Nearest School: Desert Aire Elementary (2 miles)
Park Fees: N/A
Impact Fee: Northeast Service Area

Property Owner: Newman Ranch Partners L.P.
Applicant: Conde, Inc.
Representative: Conde, Inc.

SURROUNDING ZONING AND LAND USE:

North: R-5/c (Residential/condition) / Mesquite Hills Unit Two
South: C-2/c (Commerical/condition) / Apartment complex
East: R-5 (Residential) / Vacant and C-4/c (Commercial/condition)
West: R-F (Ranch and Farm)/ Vacant

THE PLAN FOR EL PASO DESIGNATION: Suburban (Walkable)

APPLICATION DESCRIPTION

The applicant is requesting a one year extension to complete subdivision improvements in accordance with Section 19.28.010.A (*Upon application by the subdivider on a form identified in Appendix S, on file in the planning department, the city plan commission may grant up to two one-year extensions of time for completion of the required subdivision improvements. A one-year extension granted by the city plan commission shall commence on the date following the two-year expiration period, or the previously granted one-year extension*) for Mesquite Hills Unit Five.

CASE HISTORY

The City Plan Commission approved Mesquite Hills Unit Five on a Major Combination basis on October 8, 2009. The plat was filed in the Plat Records of El Paso County, Texas, on October 12, 2010.

DEVELOPMENT COORDINATING COMMITTEE:

The Development Coordinating Committee recommends ***approval with a security waiver*** of the one year extension requested for Mesquite Hills Unit Five to complete subdivision improvements per Section 19.28.010 – Construction of Subdivision Improvements, of the previous Subdivision Ordinance. Furthermore, per 19.28.020.C.1, *The city plan commission shall, upon a request for extension of time for completion of the required subdivision improvements, require that a subdivider provide other forms of security to insure that the subdivision improvements are completed as required in this title. Where required, a guarantee in the amount of one hundred twenty-five percent of the remaining subdivision improvements shall be provided.* However, the security may be waived *upon the determination by the city plan commission that delay was caused by a governmental entity, utility or when the commission finds that economic hardship would result and that there is a public purpose for not requiring security.* Staff believes that the waiver may be waived based on these criteria.

If approved, the extension will be valid until October 12, 2013. The proposed completion date is September 30, 2013. Failure to complete subdivision improvements by the expiration date of the extension will necessitate a subsequent extension request or the resubmittal of the subdivision.

Planning Division Recommendation

Planning recommends **approval**.

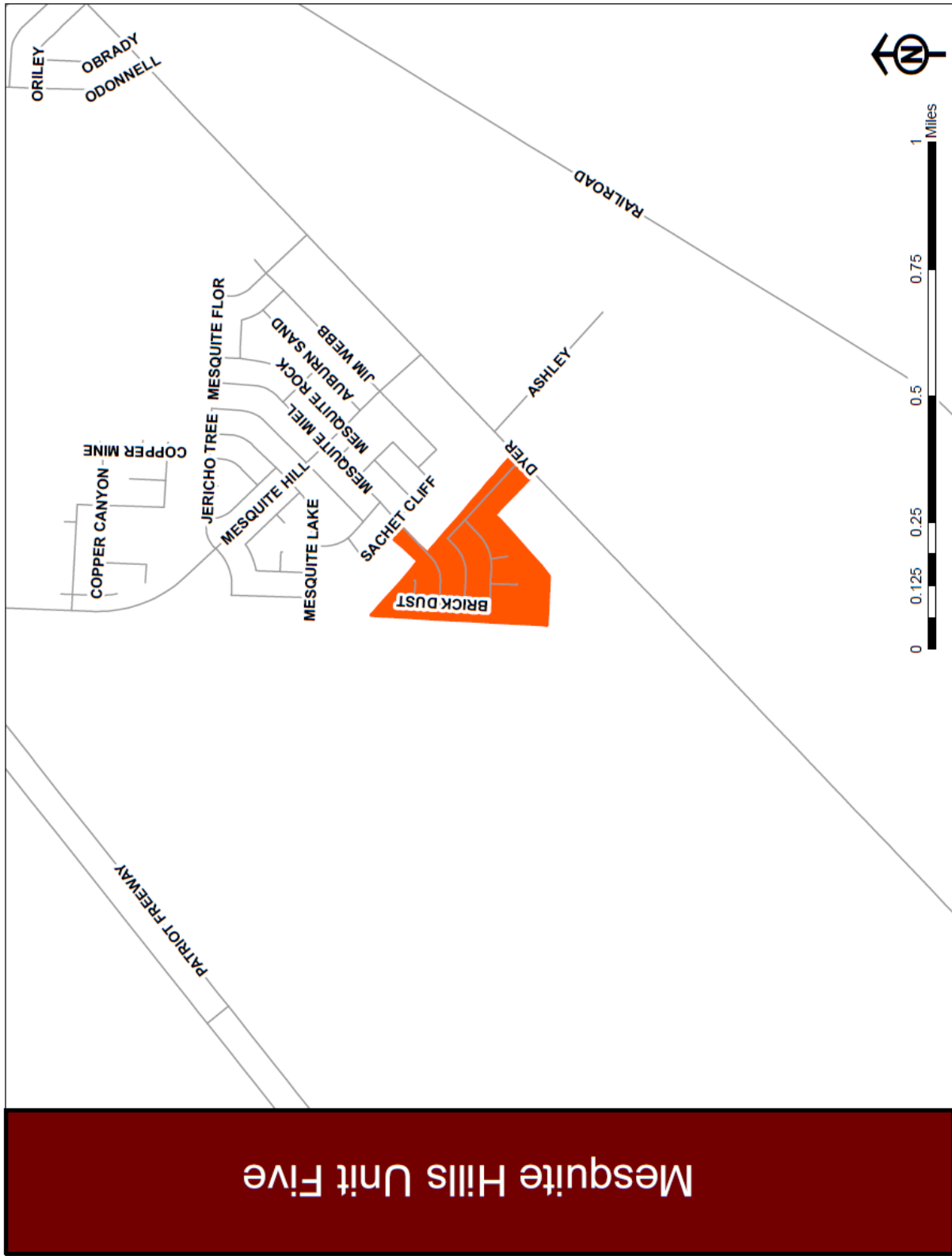
ADDITIONAL REQUIREMENTS AND GENERAL COMMENTS:

1. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

Attachments

1. Location Map
2. Aerial Map
3. Final Plat
4. Extension Request to complete public improvements
5. Application

ATTACHMENT 1

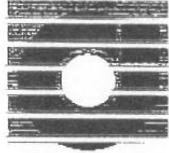


ATTACHMENT 2



ATTACHMENT 3





CONDE INC

September 24, 2012

Planning Department
City of El Paso
#2 Civic Center Plaza
El Paso, Texas 79901


Attention: Raul Garcia

Re: Masmita Hills Unit 5 - Construction Improvement Extension request

Dear Mr. Garcia,

The plot for Masmita Hill Unit Five was filed on October 12, 2010. As per Section 10.28.010 we are requesting a one year extension for construction of the subdivision improvements due to delays caused by Kinder Morgan. The subdivision improvements are scheduled to be completed by September 30, 2013. If you have any questions or comments on this matter please let me know. Thank you for your time and consideration in this matter.

Sincerely,


Conrad Conde
Conde, Inc

EL PASO COUNTY, TEXAS

EL PASO COUNTY, TEXAS

ATTACHMENT 5

CONDE INC

003



**CITY OF LAS VEGAS
COMMISSION APPLICATION FOR
EXTENSION TO COMPLETE SUBDIVISION IMPROVEMENTS**

DATE: 09/24/12 FILE NO. _____

1. SUBDIVISION NAME: Mesquite Hills Unit 3

2. DATE REQUESTED: 09/24/12

3. DEVELOPER: Conde, Inc. 300
6080 SUTREY DRIVE, S.E. ALV
502-0403

4. ENGINEER'S NAME: Conde, Inc.
 ADDRESS: 6080 SUTREY DRIVE, S.E. ALV
 PHONE: 502-0403

5. SUBDIVISION EXPIRATION DATE: October 12, 2010

6. REASON FOR REQUEST: We are requesting a one year extension due to
construction of the Subdivision improvements due to delays in
Kinder Morgan. See attached address

7. PROPOSED COMPLETION SCHEDULE: September 30, 2013
 (Attach Documents)

I certify that the foregoing is true and correct and that the Extension to Complete Subdivision Improvements are
 not in violation of the City of Las Vegas Code and the Commission Schedule finally adopted and approved by the City Plan
 Commission.

CASHIER'S VALIDATION
 FEE: \$150.00

[Signature]
 Signature of Applicant

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY AND COMPLETENESS.
 THE PLANNING DEPARTMENT WILL REVIEW THE APPLICATION AND DETERMINE IF IT IS COMPLETE AND ACCURATE.

AT THE DISCRETION OF THE DEPUTY DIRECTOR OF PLANNING AN APPLICATION FOR EXTENSION TO
 COMPLETE SUBDIVISION IMPROVEMENTS MAY BE SUBMITTED TO THE CITY OF LAS VEGAS. THE CITY OF LAS VEGAS
 REQUIRED COMPLETION DATE PROVIDED THAT THE CITY OF LAS VEGAS SHALL BE PAID IN ADDITION
 TO ALL OTHER FEES CHARGED FOR A PROPERLY SUBMITTED REQUEST FOR
 EXTENSION ADDITIONAL.